COMM AT NW COR OF NE1/4 OF NE1/4
FT TO S R/W LINE MERSHON RD, RUN
308.04 FT FOR POB, CONT SE ALONG

YOUR TRUSTEE OF THE NW MERSHON STREET LAND TRUST #
2420 TAYLOR ROAD SOUTH
AUBURNDALE, FL 33823

2027

30-2S-17-04797-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

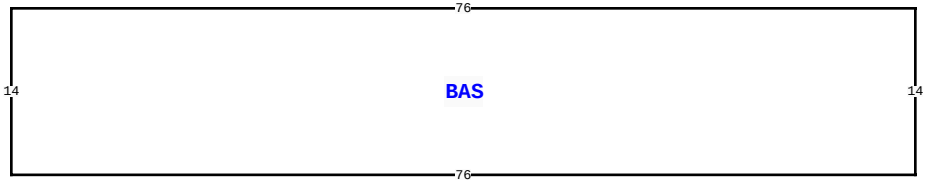
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	25,259
TOTALS	1,064			1,064	25,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	98.9100	59.35	63,148	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1064 HX Base Yr 2008



1012 NW MERSHON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0255	MBL HOME S	0	100	12	56	672.00	UT	1.00	1.00	100	2005	2005	3	100	672	
2	0255	MBL HOME S	0	100	12	56	672.00	UT	1.00	1.00	100	2005	2005	3	100	672	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,259
TOTAL MARKET OB/XF VALUE		9,244
TOTAL LAND VALUE - MARKET		47,680
TOTAL MARKET VALUE		45,065
SOH/AGL Deduction		18,470
ASSESSED VALUE		26,595
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,595
TOTAL JUST VALUE		82,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26026	M H	358	07/16/2007
25483	TR/TRAILER	50	02/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2767	4/24/2026	WD	Q	I	01	89,900
GRANTOR: RENOVATION RHINO CORP						
GRANTEE: YOUR TRUSTEE OF THE						
1563/2790	3/20/2026	WD	Q	I	01	40,000
GRANTOR: COOK LORNE D						
GRANTEE: RENOVATION RHINO CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,244

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	3.96	AC		1.00	1.00	1.00	647.00	647.00	2,562							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.96	AC		1.00	1.00	1.00	8,000.00	8,000.00	39,680							

REVIEW DATE 07/16/2026 BY TP Total Acres: 4.96 Total Land Value: 10,562 Market: 39,680 Agricultural: 2,562 Common: 8,000 PRINTED 11/17/2026 BY SYS